

TOWN CLERK, ROCKLAND  
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**From:** Jackie <jmaisydaisy@gmail.com>  
**Sent:** Tuesday, April 6, 2021 12:39 AM  
**To:** zoning@rockland-ma.gov  
**Subject:** Shingle Mill, LLC Comprehensive Permit

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Jacqueline Tieso  
455 Webster Street  
Rockland, MA 02370

April 6, 2021

Zoning Board of Appeals  
Town of Rockland  
242 Union Street  
Rockland, MA 02370

Re: Shingle Mill, LLC 40B Multi-Family Housing Development

Gentlemen,

**I am writing to you once again to request that the Board deny the Comprehensive Permit (Chapter 40B) being sought for the above referenced proposal.**

I have made my concerns regarding this project known in previous correspondence, but given certain Board members' reticence to deny the project at the last Zoning Board meeting, I feel I must restate them again, in addition to new concerns that have arisen following the Conservation Commission hearing on March 16, 2021.

1. Capacity of the local water supply: I do not believe that the Town has the water resources to support the addition of 236 units of housing. Having watched the Board of Water Commissioners' meeting on March 16, 2021, it appears clear that the Commissioners are concerned about the impact of the Shingle Mill development will have on our water supply. The idea that the development will install its own wells for water is ludicrous. Given the close proximity of the proposed wells to the Hannigan Reservoir, they will be drawing upon the same water sources that supply our reservoir. Shingle Mill will essentially be stealing our water. Just allowing the development to connect to municipal water is not the answer - there simply is not enough water to support the town's current residents and potentially 236 additional households.
2. Capacity of the sewer facility: According to the draft of the Wright-Pierce Engineering Comprehensive Study that was conducted in 2020, the current sewer facility is at its maximum design capacity, 95% of all equipment at the plant is "well past" its life expectancy and "the plant needs an immediate upgrade to maintain successful treatment of *current* flows and loads." The addition of 236 additional households to the current treatment burden on our sewer system is risking catastrophic failure of the system. The money that Shingle Mill, LLC is offering for the hookup fee, \$1.7 million, I believe, is a drop in the bucket with regard to what it will cost to provide the necessary upgrade to our neglected sewer system and facility.

3. Risk of contamination to our public water supply through the on site septic system proposal by Shingle Mill LLC and ineffective stormwater runoff management.
4. The February 2021 site plans do not demonstrate compliance with the Rockland Wetlands Protection Bylaw and Regulations. Specifically, the 25-foot No Disturb performance standard is not adhered to and the boundary to the Certified Vernal Pool should extend 100 feet out from the current boundary shown. **The Zoning Board of Appeals should not waive this Bylaw.**
5. Additionally, there are the multitude of issues highlighted by The BETA Group, Inc., in correspondence dated March 14, 2021, which documents environmental concerns including stormwater drainage, wildlife habitat damage and mitigation efforts.

I am aware that there appears to be great reluctance on the part of the Zoning Board to deny this permit application. If this reluctance is borne out of the belief that "the state will override the town" because it is a 40B project, I would like to offer this: a 40B project can be denied if **"there is a valid health, safety, environmental, design, open space or other Local Concern which supports the denial, and then, that such Local Concern outweighs the housing need."** The Town's limited (and now potentially compromised) water resources, in addition to the condition of the Town's sewer plant are the local concerns that outweigh the housing need.

As I have previously stated, I am aware that the Developer will likely appeal the Zoning Board's decision to deny the Comprehensive Permit. I believe that the cost to the Town of this anticipated appeal is nothing compared to the cost to the Town should the Zoning Board approve the Comprehensive Permit for Shingle Mill.

Sincerely,

Jacqueline Tieso  
455 Webster Street